

ST. JOHNS AMBULANCE STATION

Little Mead Industrial Estate, Cranleigh, Surrey, GU6 8ND



Key Highlights

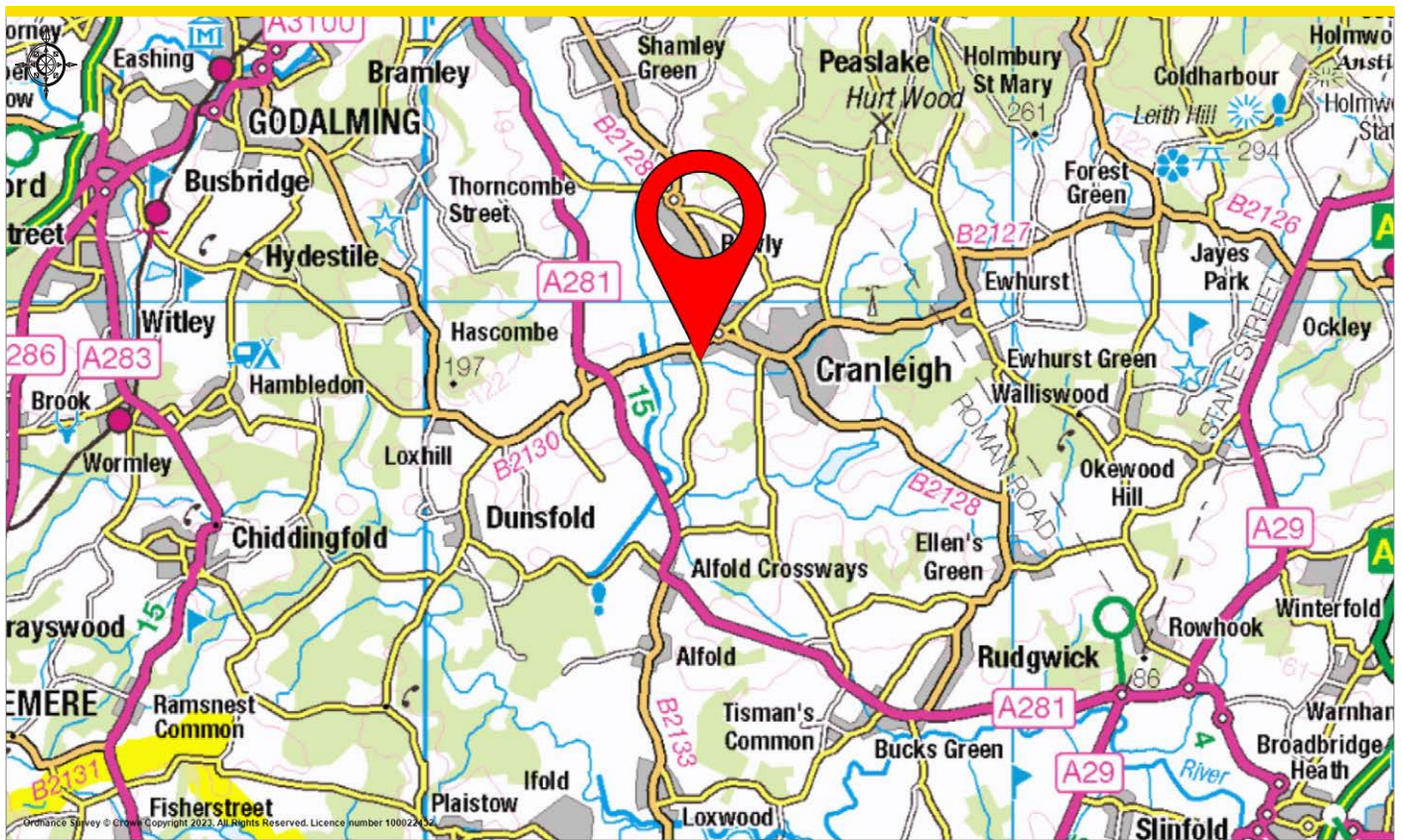
- Existing St. Johns Ambulance Station, office building and garage extending to circa 263.9 sq m (2,841 sq ft) GIA
- Located on the outskirts of the affluent village of Cranleigh
- Situated approximately 1.61 km (1 mile) south west of Cranleigh village centre
- The site area extends to approximately 0.17 hectares (0.43 acres)
- Freehold for sale subject to a lease (expires 1st July 2023)
- Unconditional and subject to planning offers invited

SAVILLS GUILDFORD
244 - 246, High Street
Guildford GU1 3JF

+44 (0) 1483 796 761

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Indicative Site Location

Location

Cranleigh is an attractive village in Surrey and is located approximately 65.8 km (40.9 miles) south west of Central London.

Cranleigh village provides a range of local facilities and amenities. The high street intersects the village centre, comprising a mixture of chain and independent retailers, including a Sainsburys and Marks & Spencer supermarket. The village centre also provides a range of restaurants and coffee shops. Cranleigh is approximately 15.29 km (9.5 miles) south east of Guildford, an affluent town in Surrey that provides a more comprehensive range of shopping and leisure facilities.

Cranleigh Golf & Country Club is located 2.41 km (1.5 miles) north east of Cranleigh village centre, providing a golf course and leisure facilities. The village centre also provides a community Leisure Centre and playing fields. Educational needs are provided for by a variety of local schools, including Park Mead Primary School, St Cuthbert Mayne Roman Catholic Primary School, Glebelands Secondary School, and Cranleigh independent preparatory and senior school.

Set at the foot of the Surrey Hills Area of Outstanding Natural Beauty (AONB), Cranleigh provides easy access to the Downs Link long-distance trails.

Connectivity

Cranleigh benefits from good transport connections, with the B2128 (Guildford Road) dissecting the village, providing direct access to Guildford. The A281 is located approximately 1.93 km (1.2 miles) west of the site and provides direct access to Guildford northbound and Horsham southbound.

The nearest mainline rail service is provided from Guildford train station, which is situated 14.32 km (8.9 miles) north west of the site. Guildford railway station provides a direct fast rail service to London Waterloo approximately every 15 minutes, with the fastest journey time of 32 minutes. Additional direct services are available to Reading (37-50 minutes) and Portsmouth & Southsea (54 minutes - 1h 30m).

Heathrow and Gatwick international airports are located approximately 47.15 km (29.3 miles) and 31.06 km (19.3 miles), respectively from Cranleigh. Nearby towns of interest include, Guildford (15.29 km / 9.5 miles), Godalming (14.32 km / 8.9 miles) and Horsham (19.31 km / 12 miles).

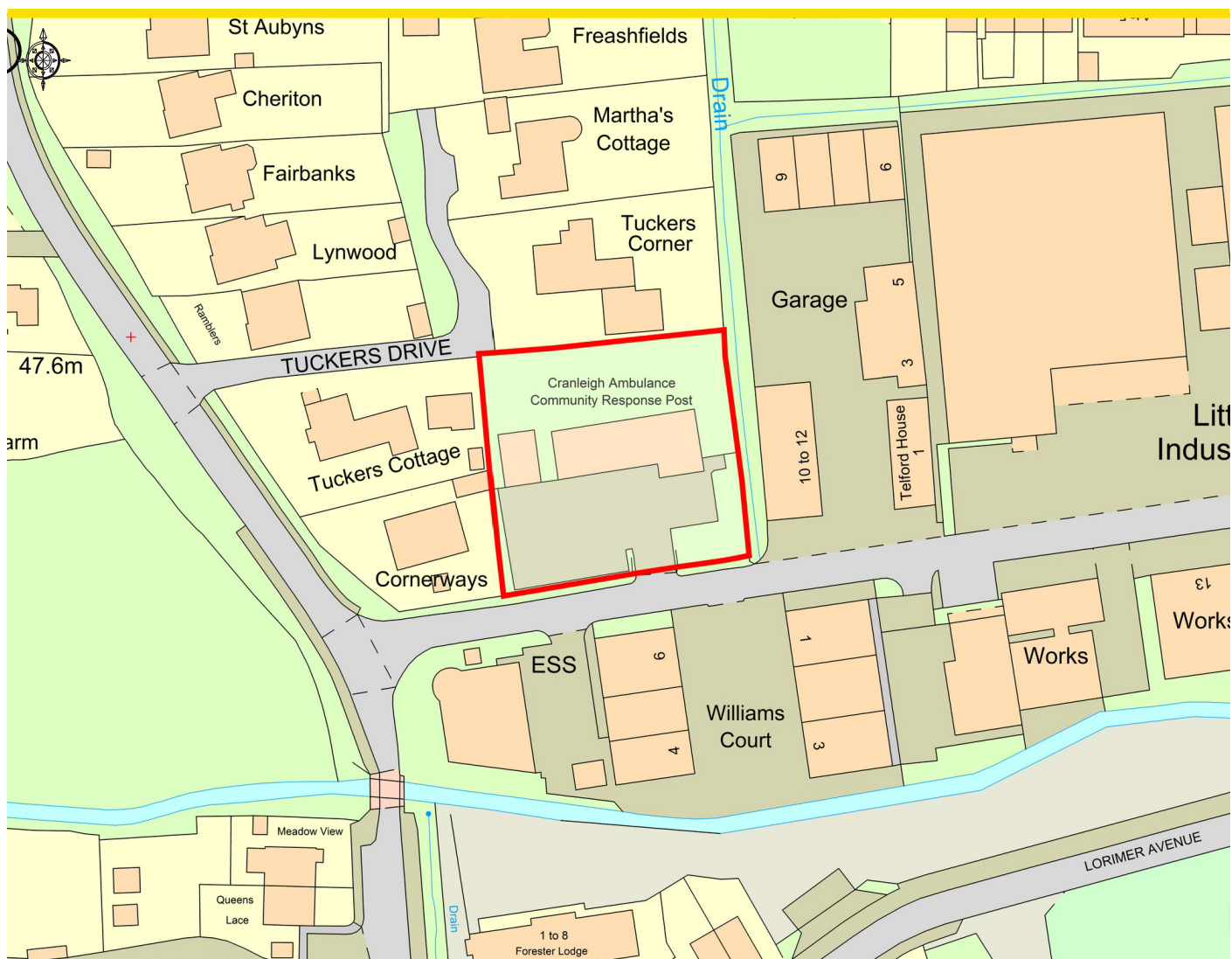
**All journey times and distances stated are approximate.*

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LANDMARK INFORMATION

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Indicative Site Boundary

Site Description

The site currently comprises a single storey building that has previously been used as offices. There is also a large steel portal frame garage situated on the site, with parking for multiple vehicles to the front of the buildings, with an area of amenity space to the rear. The property is set within a site area of approximately 0.17 hectares (0.43 acres). The office building and garage are both currently vacant, and extend to a total area of approximately 263.9 sq. m (2,841 sq. ft) GIA.

The immediate surrounding area includes a mixture of residential dwellings and industrial buildings. The property is situated in the north western corner of the Little Mead Industrial Estate, with industrial buildings located immediately on the eastern and southern boundary. There are residential dwellings on both the northern and western boundaries. The wider area is predominately residential,

providing a mixture of semi-detached and detached houses.

Planning

The property falls within the jurisdiction of Waverley Borough Council (WBC) and does not currently benefit from any planning permission for redevelopment. The buildings on the site are classified as Use Class E.

We would highlight that WBC approved their Community Infrastructure Levy (CIL) Charging Schedule on 31st October 2018 and it took effect from 1st March 2019, meaning new development on the site is likely to be liable for a CIL contribution. The site falls within Zone A of their charging zones, providing an indexed 2023 CIL rate of £504.59 per sq. m. for residential dwellings – schemes of 10 or less.

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Photos taken 02/03/2021



Tenure

The freehold interest in the site will be sold subject to the lease.

Method of Sale

The property is offered for sale by informal tender. Offers are sought for the freehold interest on an unconditional or subject to planning basis.

Offers are invited and are to be submitted by email to: James.dear@savills.com and tessa.wright@savills.com

Offers are to be submitted by 12 noon on Friday 3rd March 2023, as per the instructions set out in the Invitation to Tender letter within our online Drop Box.

Please note that the Vendor reserves the right not to accept the highest or any offer, withdraw the property from the market or to alter the method of sale at any time.

VAT

The Vendor will not elect to charge VAT.

Lease

There is a lease in place between St John Ambulance and South East Coast Ambulance Services NHS Trust. The passing rent is £2,000 per annum. The lease is due to expire on the 1st July 2023. A copy of the lease can be seen in the data room.

Energy Performance Certificate

Rated D - A copy of the EPC can be seen in the data room.

Data Room

Further information relating to the site is available for download from our online data room:

[St. Johns Ambulance Station_InformationPack](#)

Viewings

Viewings are strictly by appointment only. Please contact James Dear or Tessa Wright at Savills Guildford to make an appointment.

Contact

James Dear
Associate
+44 (0) 7977 067 984
james.dear@savills.com

Tessa Wright
Surveyor
+44 (0) 7977 030 108
tessa.wright@savills.com

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